



REPLY TO
ATTENTION OF:

Regulatory Branch
200414060

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
P.O. BOX 889
SAVANNAH, GEORGIA 31402-0889

OCT 06 2004

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), as follows:

Application Number: 200414060

Applicant: North Point Real Estate
16 Chatham Center South
Savannah, Georgia 31405

Agent: Thomas and Hutton Engineering Co.
Attention: Charles L. George
Post Office Box 2727
Savannah, Georgia 31402

Location of Proposed Work: The site is located on the Ogeechee River, at latitude 31° 54' 15.01" north and longitude 80° 46' 9.98" west, near Richmond Hill, in Bryan County, Georgia.

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: To construct a community dock at an existing barge landing facility. The community dock would provide water access and recreational use for a low density residential community. An approximately 70' x 6' timber fixed pier would be installed with a timber pier-head structure. A 20' wide covered gazebo would be located at the end of the fixed pier. A 30' x 4' linear gangway would connect the gazebo to a series of six timber floating docks. The timber dock structure would incorporate as much of the existing structures previously used for the barge operation as possible. Timber floating docks would be installed for the mooring of 25 recreational boats. Total linear footage of the docking space would be approximately 608 feet. The proposed dock would be approximately 207' in length. However, only 135' of the dock would extend beyond the contours of the natural mean low water (MLW) line (i.e., outside the bounds of the existing barge landing facility) in an area of the Ogeechee River that is approximately 1425' from MLW to MLW. Electrical and water service would extend to the floating docks. Existing timber pile dolphins and barge unloading ramps in the project vicinity would be removed.

The project also includes a request for a Nationwide Permit 3 to perform maintenance, repair and rehabilitation of an existing bulkhead with approximately 360 linear feet of replacement timber that would protect the upland property from erosion. Nationwide Permit 3 allows for

rehabilitation and/or replacement of any currently servicable structure in waters of the United States provided the structure is not to be put to uses different from those specified in the original permit.

For additional information, see the attached project description supplied by the applicant. The opinions, views and or conclusions expressed by the applicant in this project description do not necessarily reflect those of the US Army Corps of Engineers.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the US Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

STATE OF GEORGIA

State-owned Property and Resources: The applicant may also require assent from the State of Georgia which may be in the form of a license, easement, lease, permit, or other appropriate instrument.

Marshland Protection: This notice also serves as notification of a request to alter coastal marshlands (under the provision of the Coastal Marshlands Protection Act, Georgia Laws, 1970, p. 939 and as amended), if required. Comments concerning this action should be submitted to the Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, 1 Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

Georgia Coastal Management Program: Prior to the Savannah District Engineer making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

US ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical, or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request from the US Department of the Interior, Fish and Wildlife Service and the US Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service, or any other interested party, information on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The US Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the US Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Attention: Regulatory Branch, P.O. Box 889, Savannah, Georgia 31402-0889, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Jeffrey K. King of my staff at (912) 652-5133.

A handwritten signature in black ink that reads "Mark J. Padgett". The signature is written in a cursive, flowing style.

Mark J. Padgett
Project Manager, Southern Section

Enclosures

1. Applicant's Project Narrative
2. Vicinity Map
3. Dock Profile
4. Bulkhead Layout Plan
5. Dock Profile-Side view
6. Pier and Dock Layout Plan
7. Bulkhead Cross Section I
8. Bulkhead Cross Section II
9. Fixed Pier Framing Plan
10. Gazebo Floor Framing Plan
11. Gazebo Roof Framing Plan
12. Gazebo Section
13. Lap Splice Detail
14. Pile Connection Detail